

MEETING OF THE PLANNING COMMISSION  
MINUTES SUMMARY  
Tuesday, January 18, 2022

(HYPERLINK TO WEBEX AUDIOVISUAL RECORDING OF MEETING)

The Planning Commission held a meeting on Tuesday, January 18, 2022, 1:30 p.m. Remote Meeting and In-Person Meeting at Mission Memorial Auditorium, 550 South King Street, Honolulu, Hawaii. Chair Lee presided.

Pursuant to HRS 92-3.5 and Proclamations issued by Governor David Ige relating to the COVID-19 Pandemic, Commission members may be participating in the meeting by interactive technology from remote locations.

COMMISSIONERS PRESENT:

Brian Lee, Chair  
Ken K. Hayashida, Vice Chair [remote]  
Arthur B. Tolentino [remote]  
Ryan Kamo  
Nathaniel Kinney [remote]  
Pane Meatoga III [remote]

COMMISSIONERS EXCUSED: Steve S. C. Lim  
Aki Marceau  
Hilarie Alomar

DEPUTY CORPORATION COUNSEL: Rozelle Agag  
(Advisory to the Commission)

COMMISSION STAFF: Gloria Takara  
Secretary-Hearings Reporter

DIT STAFF: Gregory Cieless, WebEx Management

**[12:18]**

I. CALL TO ORDER

**[12:27]**

II. ROLL CALL

[Chair Lee announced the Commissioners who were present in-person and joining remotely. At 17:54, remote Commissioners also confirmed no one else was present with them. At 29:42 Commissioner Kinney joined the meeting.]

**[15:30]**

III. ADOPTION OF MINUTES: The regular minutes of the December 22, 2021 meeting, as previously circulated, to be approved by the Commission.

[There being no corrections, objections or reservations to adopting the Planning Commission regular minutes of the December 22, 2021 meeting, the minutes were adopted by unanimous consent.]

**[16:03]**

IV. UNFINISHED BUSINESS – CONTINUED PUBLIC HEARING

Public hearing notice for the following matter was published in the Honolulu Star-Advertiser on November 12, 2021 and January 7, **2022**. At the November 24, 2021 meeting, the Planning Commission continued the meeting and kept the public hearing open. The Commission will take action on this agenda item after public hearing is closed.

A REQUEST FOR AMENDMENTS TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU (ROH), 1990 LAND USE ORDINANCE (LUO), RELATING TO USE REGULATIONS

The Department of Planning and Permitting (DPP) is proposing to amend the LUO relating to Use Regulations. The DPP-initiated Bill amends the Master Use Table in Article 3, Specific Use Development Standards in Article 5, and use definitions in Article 10 of the LUO.

The purpose of this Bill is to update the use regulations throughout Chapter 21, Revised Ordinances of Honolulu 1990 (“Land Use Ordinance”).

Woven into the proposed bill is the DPP’s recommendation pertaining to the City Council’s Resolution No. 20-293, relating to farm village communities.

**[16:24]**

[For the record, Commissioner Lee announced a correction typo in the January 18, 2022 Notice of Public Hearing under “Unfinished Business – Continued Public Hearing”. It should read January 2022 instead of January 7, 2021.]

Executive Session

An Executive Session may be called in order for the Commission to consult with its attorney on questions and issues pertaining to the Commission’s powers, duties,

privileges, immunities and liabilities pursuant to Section 92-5(a)(4), Hawaii Revised Statutes.

**[17:54]**

Called upon by Chair Lee for a roll call of the Planning Commissioners present both in-person and joining remotely; 5:0. Commissioner Kinney not present. Chair Lee also confirmed with the remote Commissioners that no one else was with them.

**[18:42]**

Katia Balassiano, DPP, Land Use Permits Division Chief

**[34:42]**

Questioning by Commissioner Meatoga III

**[36:52]**

Questioning by Commissioner Kamo

**[37:56]**

Alex Beatty, DPP, Staff Planner

**[39:43]**

Questioning by Chair Lee

**[40:57]**

Elizabeth Krueger, DPP, Zoning Regulations & Permits Branch Chief

**[51:01]**

Questioning by Chair Lee

**[59:33] Public Testimony**

**[1:00:03]** Called upon by Chair Lee for a roll call of the Planning Commissioners

No one present in the Auditorium to provide oral testimony

**Remote Testifiers**

**[1:02:04]** 1) Rouen Liu, HECO

**[1:05:06]** 2) Kenani Gramberg, Waimanalo Neighborhood Board

**[1:07:26]** Katia Balassiano, DPP, Land Use Permits Division Chief

**[1:08:24]** Questioning by Chair Lee

**[1:09:57]** Continuation of Kenani Gramberg

**[1:10:16]** Katia Balassiano, DPP, Land Use Permits Division Chief

**Cont'd Remote Testifiers**

[1:11:54] 3) Micah Munekata

[1:16:24] 4) Will Kane, Hawaii Gas

[1:16:54] Questioning by Chair Lee

[1:17:20] Elizabeth Krueger, DPP, Zoning Regulations & Permits Branch Chief

[1:19:17] Continuation of Will Kane

**Cont'd Remote Testifier**

[1:19:49] 5) Miguel Rosales, Kahuku Wind

[1:23:39] Questioning by Chair Lee to Mr. Rosales

[1:24:06] Comments by Miguel Rosales

[1:24:10] Katia Balassiano, DPP, Land Use Permits Division Chief

[1:27:39] Continuation of Miguel Rosales

[1:29:10] Katia Balassiano, DPP, Land Use Permits Division Chief

[1:29:48] Questioning by Chair Lee

[1:29:54] Katia Balassiano, DPP, Land Use Permits Division Chief

[1:33:15] Questioning by Chair Lee

[1:33:37] Continuation of Miguel Rosales

[1:34:59] Katia Balassiano, DPP, Land Use Permits Division Chief

[1:36:02] Elizabeth Krueger, DPP, Zoning Regulations & Permits Branch Chief

[1:38:52] Continuation of Miguel Rosales

[1:39:20] Questioning by Chair Lee

**[1:40:30]**

[It was moved by Kamo and seconded by Tolentino to close the public testimony portion of the public hearing. Motion was unanimously carried, 6:0.]

**[1:41:30]**

[It was moved by Kamo and seconded by Meatoga III to go into executive session to consult with the Commission's attorney Rozelle Agag. Motion was unanimously carried, 6:0.]

Note: Chair Lee confirmed DIT and Planning Commission staff will be in the executive session.

[Chair Lee called for a 5- minute recess and convened into executive session at 1:42:26]

**[1:41:30 – 1:43:39] Executive Session** [See Executive Session Minutes]

**[1:44:32]** COR, Deputy Corp Counsel Rozelle Agag

**[1:45:09]** Discussion amongst Commissioners

**[1:47:14]** Clarification by Katia Balassiano, DPP, Land Use Permits Division Chief

**[1:55:18]** Questioning by Commissioner Tolentino

**[1:55:49]** Clarification by Elizabeth Krueger, DPP, Zoning Regulations & Permits Branch Chief

**[2:00:41]** Clarification by Katia Balassiano, DPP, Land Use Permits Division Chief

**[2:03:58]** Discussion amongst Commissioners

**[2:08:37]**

[It was moved by Meatoga III and seconded by Kamo to approve the Department of Planning and Permitting (DPP) Director's request for amendment to Chapter 21, Revised Ordinances of Honolulu (ROH), 1990 Land Use Ordinance (LUO), relating to use regulations, and DPP's proposed revisions dated January 14, 2022 of Section 21-5.30 with four additional recommendations: 1) Replace the utility section in the original draft bill with the utility section provided to the Planning Commissioners on January 14, 2022, which reflected changes based on comments the DPP received from the Hawaii State Energy Office and Hawaii State Energy Office and Hawaiian Electric Company (HECO); 2) further clarify the abandonment language for small, medium, and large utilities to mean they will be deemed abandoned if operations cease for one continuous year; 3) strike the line "and other facilities associated with the transmission of electricity across the utility grid" from the definition of Medium Utility based on HECO's testimony; and 4) delete the 1.25-mile minimum setback zone for large wind energy generation facilities and retain only the 1:1 setback language (i.e. remove "and at least 1.25 miles from the zoning lot lines of any lot located in the County, Residential, Apartment, Apartment Mixed Use and Resort Districts". Motion was unanimously carried, 6:0.]

**[2:11:44]**

V. ADJOURNMENT

**[2:11:47]**

[It was moved by Kamo and seconded by Hayashida that the Planning Commission January 18, 2022 meeting be adjourned [approximately 3:43 p.m.]. Motion was unanimously carried, 6:0.]

I certify that the foregoing is a true and correct summary of the proceedings, prepared to the best of my ability, of the meeting held on Wednesday, January 18, 2022.

Gloria Takara  
Secretary-Hearings Reporter  
Planning Commission